

General Information

Parcel Number 89-05-23-110-703.000-021
Local Parcel Number 16-23-110-703.000-26

Tax ID: 026-00076-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township JEFFERSON TOWNSHIP

District 021 (Local 026)
HAGERSTOWN TOWN

School Corp 8305
NETTLE CREEK

Neighborhood 264114-026
JEFFERSON-264114 (026)

Section/Plat 1623110

Location Address (1)
498 N SYCAMORE ST
HAGERSTOWN, IN 47346

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

L M RUSSELL RESTORATION AND P
3899 S COUNTY ROAD 900 E
NEW CASTLE, IN 47362

Legal

E PT LOT 7 MS 53 0.134A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/21/2021 to 01/01/1900.

Notes

9/16/2021 Misc: 2022: GENERAL REVALUATION
6/16/2021 SPLIT/COMBINE/ETC: 2022 SPLIT
0.054A & IMP TO 026-00076-01 PER INST#
2021000532
12/17/2020 Misc: 2021 F/C: CHANGE GRADE,
CONDITION, AND ADD EFF AGE TO 251 E PKWAY
DRIVE



Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show data for years 2022 and 2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Row shows values for F, F, 66, 66x89, 0.84, \$301, \$253, \$16,698, 0%, 1.0000, 72.00, 28.00, 0.00, \$16,700.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.13), Actual Frontage (66), Developer Discount, Parcel Acreage (0.14), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.14), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$12,000), CAP 2 Value (\$4,700), CAP 3 Value (\$0), Total Value (\$16,700).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1332 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Stoop, Masonry	28	\$1,800
Canopy, Roof Extension	28	\$800
Patio, Concrete	204	\$1,500
Canopy, Roof Extension	48	\$1,000

**Plumbing**

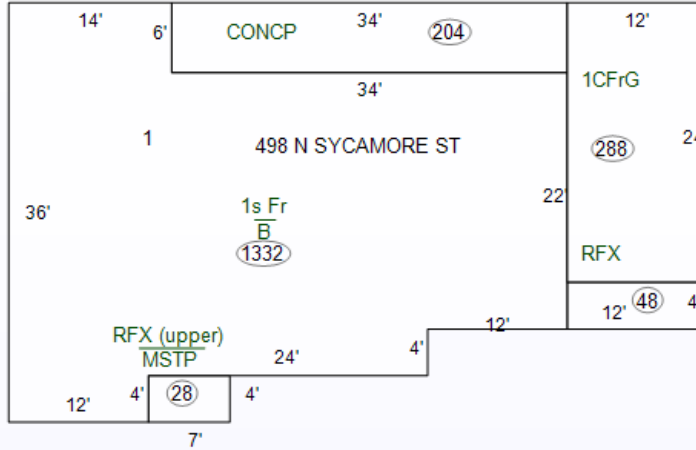
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	4	6

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1332	1332	\$125,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1332	0	\$41,900	
Crawl				
Slab				

**Total Base** \$167,400

**Adjustments** 1 Row Type Adj. x 1.00 \$167,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1332	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$177,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,100	\$182,200
Garages (+) 288 sqft	\$15,000	\$197,200
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$167,620

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	Wood Fr	C	1951	1951	74	G			0.85		2,664 sqft	\$167,620	40%	\$100,570	0%	100%	1.090	1.000	100.00	0.00	0.00	\$109,600